

## **Introduction**

These terms and conditions govern your use of this website; by using this website, you accept these terms and conditions in full. If you disagree with any part of these terms and conditions, do not use this website.

## **Intellectual property rights**

Unless otherwise stated, we or our licensors own the intellectual property rights in the website and material on the website. Subject to the licence below, all these intellectual property rights are reserved.

## **Licence to use website**

You may view, download for caching purposes only, and print pages from the website for your own personal use, subject to the restrictions below. You must not:

- (a) Republish material from this website (including republication on another website);
- (b) Sell, rent or otherwise sub-license material on the website;
- (c) Reproduce, duplicate, copy or otherwise exploit material on this website for a commercial purpose; edit or otherwise modify any material on the website;
- (d) Redistribute material from this website except for content specifically and expressly made available for redistribution

Where content is specifically made available for redistribution, it may only be redistributed for non-commercial use.

## **Limitations of liability**

The information on this website is provided free-of-charge, and you acknowledge that it would be unreasonable to hold us liable in respect of this website and the information on this website.

Whilst we endeavour to ensure that the information on this website is correct, we do not warrant its completeness or accuracy; nor do we commit to ensuring that the website remains available or that the material on the website is kept up-to-date.

To the maximum extent permitted by applicable law we exclude all representations, warranties and conditions (including, without limitation, the conditions implied by law of satisfactory quality, fitness for purpose and the use of reasonable care and skill).

Our liability is limited and excluded to the maximum extent permitted under applicable law. We will not be liable for any direct or indirect loss or damage arising under these terms and conditions or in connection with this website, whether arising in tort, contract, or otherwise. Without limiting the generality of the foregoing exclusion, we will not be liable for any loss of profit, contracts, business, goodwill, data, income, revenue or anticipated savings arising under

terms and conditions or in connection with this website, whether direct or indirect, and whether arising in tort, contract, or otherwise.

However, nothing in these terms and conditions shall exclude or limit our liability for fraud, for death or personal injury caused by our negligence, or for any other liability which cannot be excluded or limited under applicable law.

### **Restricted access**

Access to certain areas of this website is restricted. We reserve the right to restrict access to other areas of this website, or indeed our whole website, at our discretion.

If we provide you with a user ID and password to enable you to access restricted areas of this website or other content or services, you must ensure that that user ID and password is kept confidential. You accept responsibility for all activities that occur under your user ID or password.

We may disable your user ID and password at our sole discretion or if you breach any of the policies or terms governing your use of this website or any other contractual obligation you owe to us.

### **Entire agreement**

These terms and conditions, together with our privacy policy, constitute the entire agreement between you and us in relation to your use of this website, and supersede all previous agreements in respect of your use of this website.

### **Law and jurisdiction**

This notice will be governed by and construed in accordance with English law, and any disputes relating to this notice shall be subject to the exclusive jurisdiction of the courts of England.

### **Bookings from your website.**

Payments by cash, cheque, bacs, voucher, account, and the following cards: Visa, Mastercard, American Express.

A valid credit card is required to guarantee the booking.  
Full booking balance is due on the day of arrival.

If the booking is cancelled then a charge equal to the first night of the stay will be made.

In the event of a no show or booking reduction (after arrival date) the full cost of the booking is charged.

